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County Hall
Rhadyr
Usk
NP15 1GA

Monday, 24 November 2025

Notice of meeting:

Planning Committee

Tuesday, 2nd December, 2025 at 2.00 pm,
The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA

AGENDA

Item No	Item	Pages
1.	Apologies for Absence.	
2.	Declarations of Interest.	
3.	To confirm for accuracy the minutes of the previous meeting.	1 - 4
4.	To consider the following Planning Application reports from the Chief Officer Place and Community Wellbeing (copies attached):	
4.1.	Application DM/2021/01781 - Proposed new build 3-bedroom detached dwelling with off street parking. Robyrna, Berthon Road, Little Mill, Monmouthshire.	5 - 18
4.2.	Application DM/2025/01047 - Seeking permission for a change of use from use class C3 residential use to use class C4 to use as a house in multiple occupation. No development is proposed, only refurbishment within the existing property. 9 Park Crescent, Abergavenny, Monmouthshire NP7 5TH.	19 - 26
5.	FOR INFORMATION: Appeals received April to September 2025.	27 - 28

Paul Matthews
Chief Executive

MONMOUTHSHIRE COUNTY COUNCIL

THE CONSTITUTION OF THE PLANNING COMMITTEE IS AS FOLLOWS:

County Councillor Jill Bond	West End;	Welsh Labour/Llafur Cymru
County Councillor Fay Bromfield	Llangybi Fawr;	Welsh Conservative Party
County Councillor Rachel Buckler	Devauden;	Welsh Conservative Party
County Councillor Emma Bryn	Wyesham;	Independent Group
County Councillor Jan Butler	Goetre Fawr;	Welsh Conservative Party
County Councillor John Crook	Magor East with Undy;	Welsh Labour/Llafur Cymru
County Councillor Tony Easson	Dewstow;	Welsh Labour/Llafur Cymru
County Councillor Steven Garratt	Overmonnow;	Welsh Labour/Llafur Cymru
County Councillor Meirion Howells	Llanbadoc & Usk;	Independent
County Councillor Su McConnel	Croesonen;	Welsh Labour/Llafur Cymru
County Councillor Jayne McKenna	Mitchel Troy and Trellech United;	Welsh Conservative Party
County Councillor Phil Murphy	Caerwent;	Welsh Conservative Party
County Councillor Maureen Powell	Pen Y Fal;	Welsh Conservative Party
County Councillor Sue Riley	Bulwark and Thornwell;	Welsh Labour/Llafur Cymru
County Councillor Dale Rooke	Chepstow Castle & Larkfield;	Welsh Labour/Llafur Cymru
County Councillor Ann Webb	St Arvans;	Welsh Conservative Party

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Public Information

Any person wishing to speak at Planning Committee must do so by registering with Democratic Services by no later than 12 noon two working days before the meeting. Details regarding public speaking can be found within this agenda

Access to paper copies of agendas and reports

A copy of this agenda and relevant reports can be made available to members of the public attending a meeting by requesting a copy from Democratic Services on 01633 644219. Please note that we must receive 24 hours notice prior to the meeting in order to provide you with a hard copy of this agenda.

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<https://democracy.monmouthshire.gov.uk/ieListMeetings.aspx?Committeeld=141>

This will take you to the page relating to all Planning Committee meetings. Please click on the relevant Planning Committee meeting. You will then find the link to view the meeting on this page. Please click the link to view the meeting.

Welsh Language

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with 5 days notice prior to the meeting should you wish to speak in Welsh so we can accommodate your needs.

Aims and Values of Monmouthshire County Council

Our purpose

To become a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

Objectives we are working towards

- Fair place to live where the effects of inequality and poverty have been reduced.
- Green place to live and work with reduced carbon emissions and making a positive contribution to addressing the climate and nature emergency.
- Thriving and ambitious place, where there are vibrant town centres and where businesses can grow and develop.
- Safe place to live where people have a home where they feel secure in.
- Connected place where people feel part of a community and are valued.
- Learning place where everybody has the opportunity to reach their potential.

Our Values

Openness. We are open and honest. People have the chance to get involved in decisions that affect them, tell us what matters and do things for themselves/their communities. If we cannot do something to help, we'll say so; if it will take a while to get the answer we'll explain why; if we can't answer immediately we'll try to connect you to the people who can help – building trust and engagement is a key foundation.

Fairness. We provide fair chances, to help people and communities thrive. If something does not seem fair, we will listen and help explain why. We will always try to treat everyone fairly and consistently. We cannot always make everyone happy, but will commit to listening and explaining why we did what we did.

Flexibility. We will continue to change and be flexible to enable delivery of the most effective and efficient services. This means a genuine commitment to working with everyone to embrace new ways of working.

Teamwork. We will work with you and our partners to support and inspire everyone to get involved so we can achieve great things together. We don't see ourselves as the 'fixers' or problem-solvers, but we will make the best of the ideas, assets and resources available to make sure we do the things that most positively impact our people and places.

Kindness: We will show kindness to all those we work with putting the importance of relationships and the connections we have with one another at the heart of all interactions.

Purpose

The purpose of the attached reports and associated officer presentation to the Committee is to allow the Planning Committee to make a decision on each application in the attached schedule, having weighed up the various material planning considerations.

The Planning Committee has delegated powers to make decisions on planning applications. The reports contained in this schedule assess the proposed development against relevant planning policy and other material planning considerations, and take into consideration all consultation responses received. Each report concludes with an officer recommendation to the Planning Committee on whether or not officers consider planning permission should be granted (with suggested planning conditions where appropriate), or refused (with suggested reasons for refusal).

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the Monmouthshire Local Development Plan 2011-2021 (adopted February 2014), unless material planning considerations indicate otherwise.

Section 2(2) of the Planning (Wales) Act 2015 states that the planning function must be exercised, as part of carrying out sustainable development in accordance with the Well-being of Future Generations (Wales) Act 2015, for the purpose of ensuring that the development and use of land contribute to improving the economic, social, environmental and cultural well-being of Wales.

The decisions made are expected to benefit the County and our communities by allowing good quality development in the right locations, and resisting development that is inappropriate, poor quality or in the wrong location. There is a direct link to the Council's objective of building sustainable, resilient communities.

Decision-making

Applications can be granted subject to planning conditions. Conditions must meet all of the following criteria:

- Necessary to make the proposed development acceptable;
- Relevant to planning legislation (i.e. a planning consideration);
- Relevant to the proposed development in question;
- Precise;
- Enforceable; and
- Reasonable in all other respects.

Applications can be granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 (as amended). This secures planning obligations to offset the impacts of the proposed development. However, in order for these planning obligations to be lawful, they must meet all of the following criteria:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

The applicant has a statutory right of appeal against the refusal of permission in most cases, or against the imposition of planning conditions, or against the failure of the Council to determine an application within the statutory time period. There is no third party right of appeal against a decision.

The Planning Committee may make decisions that are contrary to the officer recommendation. However, reasons must be provided for such decisions, and the decision must be based on the Local Development Plan (LDP) and/or material planning considerations. Should such a decision be challenged at appeal, Committee Members will be required to defend their decision throughout the appeal process.

Planning policy context

Future Wales – the national plan 2040 is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales – the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Monmouthshire's Local Development Plan (LDP) sets out the Council's vision and objectives for the development and use of land in Monmouthshire, together with the policies and proposals to implement them over a 10 year period to 2021. The plan area excludes that part of the County contained within the Brecon Beacons National Park. It has a fundamental role in delivering sustainable development. In seeking to achieve this it sets out a framework for the development and use of land and for the protection of the environment. It also guides and facilitates investment decisions as well as the delivery of services and infrastructure. It determines the level of provision and location of new housing, employment and other uses and sets the framework for considering all land use proposals during the plan period. The LDP contains over-arching policies on development and design. Rather than repeat these for each application, the full text is set out below for Members' assistance.

Policy EP1 - Amenity and Environmental Protection

Development, including proposals for new buildings, extensions to existing buildings and advertisements, should have regard to the privacy, amenity and health of occupiers of neighbouring properties. Development proposals that would cause or result in an unacceptable risk /harm to local amenity, health, the character /quality of the countryside or interests of nature conservation, landscape or built heritage importance due to the following will not be permitted, unless it can be demonstrated that measures can be taken to overcome any significant risk:

- Air pollution;
- Light or noise pollution;
- Water pollution;
- Contamination;
- Land instability;
- Or any identified risk to public health or safety.

Policy DES1 – General Design Considerations

All development should be of a high quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals will be required to:

- a) Ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking and cycling;
- b) Contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing uses;
- c) Respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings;
- d) Maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable;
- e) Respect built and natural views and panoramas where they include historical features and/or attractive or distinctive built environment or landscape;

- f) Use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials;
- g) Incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate;
- h) Include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, taking into account the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process. Landscaping should take into account, and where appropriate retain, existing trees and hedgerows;
- i) Make the most efficient use of land compatible with the above criteria, including that the minimum net density of residential development should be 30 dwellings per hectare, subject to criterion l) below;
- j) Achieve a climate responsive and resource efficient design. Consideration should be given to location, orientation, density, layout, built form and landscaping and to energy efficiency and the use of renewable energy, including materials and technology;
- k) Foster inclusive design;
- l) Ensure that existing residential areas characterised by high standards of privacy and spaciousness are protected from overdevelopment and insensitive or inappropriate infilling.

Other key relevant LDP policies will be referred to in the officer report.

Supplementary Planning Guidance (SPG):

The following Supplementary Planning Guidance may also be of relevance to decision-making as a material planning consideration:

- Green Infrastructure (adopted April 2015)
- Conversion of Agricultural Buildings Design Guide (adopted April 2015)
- LDP Policy H4(g) Conversion/Rehabilitation of Buildings in the Open Countryside to Residential Use- Assessment of Re-use for Business Purposes (adopted April 2015)
- LDP Policies H5 & H6 Replacement Dwellings and Extension of Rural Dwellings in the Open Countryside (adopted April 2015)
- Abergavenny Conservation Area Appraisal (adopted March 2016)
- Caerwent Conservation Area Appraisal (adopted March 2016)
- Chepstow Conservation Area Appraisal (adopted March 2016)
- Grosmont Conservation Area Appraisal (adopted March 2016)
- Llanarth Conservation Area Appraisal (adopted March 2016)
- Llandenny Conservation Area Appraisal (adopted March 2016)
- Llandogo Conservation Area Appraisal (adopted March 2016)
- Llanover Conservation Area Appraisal (adopted March 2016)
- Llantilio Crossenny Conservation Area Appraisal (adopted March 2016)
- Magor Conservation Area Appraisal (adopted March 2016)
- Mathern Conservation Area Appraisal (adopted March 2016)
- Monmouth Conservation Area Appraisal (adopted March 2016)
- Raglan Conservation Area Appraisal (adopted March 2016)
- Shirenewton Conservation Area Appraisal (adopted March 2016)
- St Arvans Conservation Area Appraisal (adopted March 2016)
- Tintern Conservation Area Appraisal (adopted March 2016)
- Trellech Conservation Area Appraisal (adopted April 2012)
- Usk Conservation Area Appraisal (adopted March 2016)
- Whitebrook Conservation Area Appraisal (adopted March 2016)
- Domestic Garages (adopted January 2013)
- Monmouthshire Parking Standards (adopted January 2013)
- Approach to Planning Obligations (March 2013)
- Affordable Housing (revised version) (adopted July 2019)

- Renewable Energy and Energy Efficiency (adopted March 2016)
- Planning Advice Note on Wind Turbine Development Landscape and Visual Impact Assessment Requirements (adopted March 2016)
- Primary Shopping Frontages (adopted April 2016)
- Rural Conversions to a Residential or Tourism Use (Policies H4 and T2) Supplementary Planning Guidance November 2017
- Sustainable Tourism Accommodation Supplementary Guidance November 2017
- Affordable Housing Supplementary Guidance July 2019
- Infill Development Supplementary Guidance November 2019

National Planning Policy

The following national planning policy may also be of relevance to decision-making as a material planning consideration:

- Future Wales: the national plan 2040
- Planning Policy Wales (PPW) edition12
- PPW Technical Advice Notes (TAN):
 - TAN 1: Joint Housing Land Availability Studies (2015)
 - TAN 2: Planning and Affordable Housing (2006)
 - TAN 3: Simplified Planning Zones (1996)
 - TAN 4: Retail and commercial development (November 2016)
 - TAN 5: Nature Conservation and Planning (2009)
 - TAN 6: Planning for Sustainable Rural Communities (2010)
 - TAN 7: Outdoor Advertisement Control (1996)
 - TAN 8: Renewable Energy (2005)
 - TAN 9: Enforcement of Planning Control (1997)
 - TAN 10: Tree Preservation Orders (1997)
 - TAN 11: Noise (1997)
 - TAN 12: Design (2016)
 - TAN 13: Tourism (1997)
 - TAN14: coastal planning (2021)
 - TAN 15: Development, flooding and coastal erosion (March 2025)
 - TAN 16: Sport, Recreation and Open Space (2009)
 - TAN 18: Transport (2007)
 - TAN 20: The Welsh Language (2017)
 - TAN 21: Waste (2014)
 - TAN 23: Economic Development (2014)
 - TAN 24: The Historic Environment (2017)
- Minerals Technical Advice Note (MTAN) Wales 1: Aggregates (30 March 2004)
- Minerals Technical Advice Note (MTAN) Wales 2: Coal (20 January 2009)
- Welsh Government Circular 016/2014 on planning conditions

Other matters

The following other legislation may be of relevance to decision-making.

Planning (Wales) Act 2015

As of January 2016, Sections 11 and 31 of the Planning Act come into effect meaning the Welsh language is a material planning consideration.

Section 31 of the Planning Act clarifies that considerations relating to the use of the Welsh language can be taken into account by planning authorities when making decisions on applications for planning permission, so far as material to the application. The provisions do not apportion any additional weight to the Welsh language in comparison to other material

considerations. Whether or not the Welsh language is a material consideration in any planning application remains entirely at the discretion of the local planning authority, and the decision whether or not to take Welsh language issues into account should be informed by the consideration given to the Welsh language as part of the LDP preparation process. Section 11 requires the sustainability appraisal, undertaken as part of LDP preparation, to include an assessment of the likely effects of the plan on the use of Welsh language in the community. Where the authority's current single integrated plan has identified the Welsh language as a priority, the assessment should be able to demonstrate the linkage between consideration for the Welsh language and the overarching Sustainability Appraisal for the LDP, as set out in TAN 20.

The adopted Monmouthshire Local Development Plan (LDP) 2014 was subject to a sustainability appraisal, taking account of the full range of social, environmental and economic considerations, including the Welsh language. Monmouthshire has a relatively low proportion of population that speak, read or write Welsh compared with other local authorities in Wales and it was not considered necessary for the LDP to contain a specific policy to address the Welsh language. The conclusion of the assessment of the likely effects of the plan on the use of the Welsh language in the community was minimal.

Environmental Impact Assessment Regulations 2016

The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016 are relevant to the recommendations made. The officer report will highlight when an Environmental Statement has been submitted with an application.

Conservation of Habitat & Species Regulations 2017

Where an application site has been assessed as being a breeding site or resting place for European Protected Species, it will usually be necessary for the developer to apply for 'derogation' (a development licence) from Natural Resources Wales. Examples of EPS are all bat species, dormice and great crested newts. When considering planning applications Monmouthshire County Council as Local Planning Authority is required to have regard to the Conservation of Species & Habitat Regulations 2010 (the Habitat Regulations) and to the fact that derogations are only allowed where the three tests set out in Article 16 of the Habitats Directive are met. The three tests are set out below.

- (i) The derogation is in the interests of public health and public safety, or for other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- (ii) There is no satisfactory alternative
- (iii) The derogation is not detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Well-being of Future Generations (Wales) Act 2015

This Act is about improving the social, economic, environmental and cultural well-being of Wales. The Act sets out a number of well-being goals:

- **A prosperous Wales:** efficient use of resources, skilled, educated people, generates wealth, provides jobs;
- **A resilient Wales:** maintain and enhance biodiversity and ecosystems that support resilience and can adapt to change (e.g. climate change);
- **A healthier Wales:** people's physical and mental wellbeing is maximised and health impacts are understood;
- **A Wales of cohesive communities:** communities are attractive, viable, safe and well connected;
- **A globally responsible Wales:** taking account of impact on global well-being when considering local social, economic and environmental wellbeing;

- **A Wales of vibrant culture and thriving Welsh language:** culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation;
- **A more equal Wales:** people can fulfil their potential no matter what their background or circumstances.

A number of sustainable development principles are also set out:

- **Long term:** balancing short term need with long term and planning for the future;
- **Collaboration:** working together with other partners to deliver objectives;
- **Involvement:** involving those with an interest and seeking their views;
- **Prevention:** putting resources into preventing problems occurring or getting worse;
- **Integration:** positively impacting on people, economy and environment and trying to benefit all three.

The work undertaken by Local Planning Authority directly relates to promoting and ensuring sustainable development and seeks to strike a balance between the three areas: environment, economy and society.

Crime and Disorder Act 1998

Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. Crime and fear of crime can be a material planning consideration. This topic will be highlighted in the officer report where it forms a significant consideration for a proposal.

Equality Act 2010

The Equality Act 2010 contains a public sector equality duty to integrate consideration of equality and good relations into the regular business of public authorities. The Act identifies a number of 'protected characteristics': age; disability; gender reassignment; marriage and civil partnership; race; religion or belief; sex; and sexual orientation. Compliance is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who share a protected characteristic and those who do not. Due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the needs of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

Children and Families (Wales) Measure

Consultation on planning applications is open to all of our citizens regardless of their age: no targeted consultation takes place specifically aimed at children and young people. Depending on the scale of the proposed development, applications are publicised via letters to neighbouring occupiers, site notices, press notices and/or social media. People replying to consultations are not required to provide their age or any other personal data, and therefore this data is not held or recorded in any way, and responses are not separated out by age.

Climate Emergency

In May 2019 Monmouthshire County Council declared a Climate Emergency with unanimous support from Councillors. The Cabinet Member for Infrastructure and Neighbourhood Services has been appointed as the member responsible for climate change and decarbonisation.

Tackling climate change is very important, because if the planet's temperature rises by 2°C there are risks of drought, flood and poverty, impacting on hundreds of millions of people. In Monmouthshire impacts that could happen include more extreme weather events (such as storms), water shortages, droughts, species loss and risk of flooding. Planning has a key role in addressing climate change through the promotion of sustainable development.

The Council has formulated a draft action plan which will be subject to Member approval and will form the Council's response to tackling this issue. Council decisions will need to take into account the agreed action plan.

Protocol on Public Speaking at Planning Committee

Public speaking at Planning Committee will be allowed strictly in accordance with this protocol. You cannot demand to speak at the Committee as of right. The invitation to speak and the conduct of the meeting is at the discretion of the Chair of the Planning Committee and subject to the points set out below. **The conventional protocol has been modified to allow public speaking via pre-recorded videos or to attend the meeting in person and address the Planning Committee.**

Who Can Speak

Community and Town Councils

Community and town councils can address Planning Committee via a pre-recorded video or in person at the meeting.. Only elected members of community and town councils may speak. Representatives will be expected to uphold the following principles: -

- (i) To observe the National Code of Local Government Conduct. (ii)

Not to introduce information that is not:

- consistent with the written representations of their council, or
- part of an application, or
- contained in the planning report or file.

When a town or community councillor has registered to speak in opposition to an application, the applicant or agent will be allowed the right of reply.

Members of the Public

Speaking will be limited to one member of the public opposing a development and one member of the public supporting a development. Where there is more than one person in opposition or support, the individuals or groups should work together to establish a spokesperson. The Chair of the Committee may exercise discretion to allow a second speaker, but only in exceptional cases where a major application generates divergent views within one 'side' of the argument (e.g. a superstore application where one spokesperson represents residents and another local retailers). Members of the public may appoint representatives to speak on their behalf.

Where no agreement is reached, the right to speak shall fall to the first person/organisation to register their request. When an objector has registered to speak the applicant or agent will be allowed the right of reply.

Speaking will be limited to applications where, by the deadline, letters of objection/support or signatures on a petition have been submitted to the Council from 5 or more separate households/organisations (in this context organisations would not include community or town councils or statutory consultees which have their own method of ensuring an appropriate application is considered at Committee) The deadline referred to above is 5pm on the day six clear working days prior to the Committee meeting. This will normally be 5pm on the Friday six clear working days before the Tuesday Planning Committee meeting. However, the deadline may be earlier, for example if there is a Bank Holiday Monday.

The number of objectors and/or supporters will be clearly stated in the officer's report for the application contained in the published agenda.

The Chair may exercise discretion to allow speaking by members of the public where an application may significantly affect a sparse rural area but less than 5 letters of objection/support have been received.

Applicants

Applicants or their appointed agents will have a right of response where members of the public or a community/town council, have registered to address committee in opposition to an application. This will also be via a pre-recorded video or in person at the Planning Committee meeting.

When is speaking permitted?

Public speaking will normally only be permitted on one occasion where applications are considered by Planning Committee. When applications are deferred and particularly when re-presented following a committee resolution to determine an application contrary to officer advice, public speaking will not normally be permitted. Regard will however be had to special circumstances on applications that may justify an exception. The final decision lies with the Chair.

Registering Requests to Speak

Speakers must register their request to speak as soon as possible, between 12 noon on the Tuesday and 12 noon on the Friday before the Committee. To register a request to speak, objectors/supporters must first have made written representations on the application.

Anyone wishing to speak must notify the Council's Democratic Services Officers of their request by calling 01633 644219 or by email to registertospeak@monmouthshire.gov.uk. Please leave a daytime telephone number. Any requests to speak that are emailed through will be acknowledged prior to the deadline for registering to speak. If you do not receive an acknowledgement before the deadline please contact Democratic Services on 01633 644219 to check that your registration has been received.

Parties are welcome to address the Planning Committee in English or Welsh, however if speakers wish to use the Welsh language they are requested to make this clear when registering to speak, and are asked to give at least 5 working days' notice to allow the Council the time to procure a simultaneous translator.

Applicants/agents and objectors/supporters are advised to stay in contact with the case officer regarding progress on the application. It is the responsibility of those wishing to speak to check when the application is to be considered by Planning Committee by contacting the Planning Office, which will be able to provide details of the likely date on which the application will be heard. The procedure for registering the request to speak is set out above.

The Council will maintain a list of persons wishing to speak at Planning Committee.

Once the request to speak has been registered by the Council the speaker must submit their pre-recorded video by midday on Monday before the Committee meeting. The video content must comply with the terms below and be no more than 4 minutes in duration. If the third party does not wish to record a video they will need to submit a script to the Council by the deadline above, that will be read out by an officer to the Committee Members at the meeting. The script shall contain no more than 500 words and shall also comply with the terms below. Speakers will also have the option to attend the meeting in person and address Planning Committee.

Content of the Speeches

Comments by the representative of the town/community council or objector, supporter or applicant/agent should be limited to matters raised in their original representations and be relevant planning issues. These include:

- Relevant national and local planning policies
- Appearance and character of the development, layout and density
- Traffic generation, highway safety and parking/servicing;
- Overshadowing, overlooking, noise disturbance, odours or other loss of amenity.

Speakers should avoid referring to matters outside the remit of the Planning Committee, such as;

- Boundary disputes, covenants and other property rights
- Personal remarks (e.g. Applicant's motives or actions to date or about members or officers)
- Rights to views or devaluation of property.

Procedure at the Planning Committee Meeting

The procedure for dealing with public speaking is set out below:

- The Chair will identify the application to be considered.
- An officer will present a summary of the application and issues with the recommendation.
- The local member if not on Planning Committee will be invited to speak for a maximum of 6 minutes by the Chair.
- If applicable, the video recording of the representative of the community or town council will then be played to Members (this shall be no more than 4 minutes in duration). Alternatively, if the community or town council has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the community or town council representatives may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the objector's video recording will then be played to the Members (this shall be no more than 4 minutes in duration) Alternatively, if a third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the objector may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the supporter's video recording will then be played to Members (this shall be no more than 4 minutes in duration) Alternatively, if the third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the supporter may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- If applicable, the applicant's (or appointed agent's) video recording will then be played to Members (this shall be no more than 4 minutes in duration). Alternatively, if the third party has opted to submit a script of their representations that will be read out by an officer to the Committee Members at the meeting. Alternatively, the applicant (or appointed agent) may address the Planning Committee in person at the meeting for a maximum of 4 minutes.
- Where more than one person or organisation speaks against an application, the applicant or appointed agent, shall, at the discretion of the Chair, be entitled to submit a video of their response of up to 5 minutes in duration. Alternatively, the applicant (or appointed agent) may address the Planning Committee in person at the meeting up to 5 minutes in duration.
 - Time limits will normally be strictly adhered to, however the Chair will have discretion to amend the time having regard to the circumstances of the application or those speaking.
 - Speakers may speak only once.
 - Committee Members may then raise technical questions with officers.
 -
- Planning Committee members will then debate the application, commencing with the

local member if a Member of Planning Committee. Officers will not take any further questions unless it is to advise Members about a procedural or legal issue, or where they consider Members are deviating from material planning considerations.

- Where an objector or supporter or applicant/agent community or town council has spoken on an application no further speaking by or on behalf of that group will be permitted in the event that the application is considered again at a future meeting of the Committee unless there has been a material change in the application.
- The Chair's decision regarding a procedural matter is final.
- When proposing a motion either to accept the officer recommendation or to make an amendment the Member proposing the motion shall state the motion clearly.
- When the motion has been seconded the Chair shall identify the Members who proposed and seconded the motion and repeat the motion proposed (including any additional conditions or other matters raised). The names of the proposer and seconder shall be recorded.
- Members shall decline to vote in relation to any planning application unless they have been present in the meeting of the Planning Committee throughout the full presentation and consideration of that particular application.
- Any Member who abstains from voting shall consider whether to give a reason for their abstention.
- The Legal Officer shall count the votes and announce the decision.
-
- When the motion has been seconded, the Chair shall identify the members who proposed and seconded the motion and repeat the motion proposed. The names of the proposer and seconder shall be recorded.
- A member shall decline to vote in relation to any planning application unless he or she has been present in the meeting of the Planning Committee throughout the full presentation and consideration of that application.
- Any member who abstains from voting shall consider whether to give a reason for his/her abstention.
- An officer shall count the votes and announce the decision.

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Public Document Pack Agenda Item 3

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadry, Usk, NP15 1GA on Tuesday, 4th
November, 2025 at 2.00 pm**

PRESENT: County Councillor Phil Murphy (Chair)

County Councillors: Jill Bond, Fay Bromfield, Rachel Buckler,
Emma Bryn, Jan Butler, Tony Easson, Steven Garratt,
Meirion Howells, Su McConnel, Jayne McKenna, Sue Riley,
Ann Webb

County Councillors David Jones, Louise Brown and Paul Pavia
attended the meeting by invitation of the Chair.

OFFICERS IN ATTENDANCE:

Andrew Jones	Head of Planning
Philip Thomas	Development Services Manager
Paige Moseley	Solicitor
Richard Ray	Paralegal
Richard Williams	Democratic Services Officer

County Councillor Fay Bromfield left the meeting during consideration of application DM/2019/02051 and returned in time for consideration of application DM/2023/01198.

County Councillor Ann Webb left the meeting during consideration of application DM/2019/02051 and did not return.

APOLOGIES:

County Councillors John Crook and Dale Rooke

1. Declarations of Interest

None received.

2. Confirmation of Minutes

The minutes of the Planning Committee meeting dated 7th October 2025 were confirmed as an accurate record.

3. Application DM/2019/02051 - Construction of 20no. affordable housing units, landscaping and associated works. Land at Wern Gifford, Pandy, Abergavenny, NP7 8DL

We considered the report of the application and late correspondence which was recommended for approval subject to the conditions outlined in the report and subject to a Section 106 Agreement.

MONMOUTHSHIRE COUNTY COUNCIL

Minutes of the meeting of Planning Committee held at The Council Chamber, County Hall, The Rhadry, Usk, NP15 1GA on Tuesday, 4th November, 2025 at 2.00 pm

This application was presented to Planning Committee on 3rd March 2020 where it was resolved to approve the development subject to the resolution of a holding objection raised by Natural Resources Wales (NRW) in relation to flood modelling.

In the meantime, residential development within the catchment of the River Wye Special Area of Conservation (SAC) was paused due to the river failing to meet revised water quality targets for phosphorus. Under the Habitats Regulations, development that may increase the concentration of phosphates levels will be subject to appropriate assessment and Habitats Regulations Assessment. As such a Test of Likely Significant Effect (TOLSE) has been undertaken which concludes that this proposed development is unlikely to have a Significant Effect on the phosphate sensitive River SAC and a full Appropriate Assessment is not required.

<https://www.youtube.com/live/lj7Y-ZUqrcE?si=9NAGjE80EdK8uuZh&t=172>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Meirion Howells and seconded by County Councillor Jan Butler that we be minded to defer consideration of application DM/2019/02051 to verify with Dwr Cymru Welsh Water (DCWW) that foul sewerage arrangements for the proposed development would not exacerbate existing issues in the locality.

Upon being put to the vote, the following votes were recorded:

For deferral	-	10
Against deferral	-	0
Abstentions	-	0

The proposition was carried.

We resolved that we be minded to defer consideration of application DM/2019/02051 to verify with Dwr Cymru Welsh Water (DCWW) that foul sewerage arrangements for the proposed development would not exacerbate existing issues in the locality.

4. Application DM/2023/01198 - Erection of 2 No. additional poultry units and associated infrastructure on established poultry farm. Coombe Farm, Cwm Mill To Shirenewton, Shirenewton, Chepstow

We considered the report of the application and late correspondence which was presented for refusal with one reason outlined in the report.

This application was presented to Planning Committee in October 2024 and was subsequently approved subject to conditions. The application was then the subject of a Judicial Review and it was decided that the proposal was EIA development under Schedule 2 criterion 1(c) of the EIA Regulations and that an Environmental Statement should have been submitted. The decision was therefore quashed and returned to the local planning authority to determine. The applicant has now submitted an Environmental Statement, all interested parties were reconsulted and the application was advertised accordingly.

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 4th
November, 2025 at 2.00 pm**

<https://www.youtube.com/live/lj7Y-ZUqrcE?si=Cfnu5Xanon3bEWfu&t=5870>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Rachel Buckler and seconded by County Councillor Jan Butler that application DM/2023/01198 be refused for the one reason outlined in the report.

Upon being put to the vote, the following votes were recorded:

For refusal	-	10
Against refusal	-	0
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2023/01198 be refused for the one reason outlined in the report.

5. Application DM/2025/01100 - Retention of boundary fence and entrance gate. Marchwood, St Lawrence Road, Chepstow, NP16 5BJ

We considered the report of the application and late correspondence which was presented for refusal with two reasons outlined in the report.

<https://www.youtube.com/live/lj7Y-ZUqrcE?si=jTZinytRhvh5waku&t=6737>

In noting the detail of the application and the views expressed, it was proposed by County Councillor Rachel Buckler and seconded by County Councillor Emma Bryn that application DM/2025/01100 be refused for the two reasons outlined in the report.

Upon being put to the vote, the following votes were recorded:

For refusal	-	7
Against refusal	-	3
Abstentions	-	1

The proposition was carried.

We resolved that application DM/2025/01100 be refused for the two reasons outlined in the report.

6. FOR INFORMATION - The Planning Inspectorate - Appeals Decisions Received:

<https://www.youtube.com/live/lj7Y-ZUqrcE?si=A3NBCdffFy0WtNxD&t=7930>

MONMOUTHSHIRE COUNTY COUNCIL

**Minutes of the meeting of Planning Committee held
at The Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA on Tuesday, 4th
November, 2025 at 2.00 pm**

**6.1. Land At Cobbs Tump, Duffields Lane, Upper Redbrook, Redbrook,
Monmouth, NP25 4LU**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at land at Cobbs Tump, Duffields Lane, Upper Redbrook, Redbrook, Monmouth, NP25 4LU on 7th October 2025.

We noted that the appeal was dismissed, and planning permission was refused.

**6.2. Land at Millers Arms Pub, Mathern Road, Mathern, Monmouthshire,
NP16 6JD**

We received the Planning Inspectorate report which related to an appeal decision following a site visit that had been held at land at Millers Arms Pub, Mathern Road, Mathern, Monmouthshire, NP16 6JD on 23rd September 2025.

We noted that the appeal was dismissed and the enforcement notice was upheld.

The meeting ended at 4.17 pm.

Application Number: DM/2021/01781

Proposal: Proposed new build 3-bedroom detached dwelling with off street parking

Address: Robyrna, Berthon Road, Little Mill, Monmouthshire

Applicant: Mark Craxford

Plans: All Drawings/Plans PROPOSED GROUND FLOOR PLAN SITE BLOCK PLAN 1745[PL]03 - , Location Plan SITE LOCATION PLAN 1745[PL]01 - , All Drawings/Plans PROPOSED ELEVATIONS TOPOGRAPHICAL SURVEY DRAWING 2 - , Other DRAINAGE STRATEGY LAYOUT - ,

RECOMMENDATION: Approve

Case Officer: Ms Jo Draper
Date Valid: 22.10.2024

This application is presented to Planning Committee due to neighbour objections

1.0 APPLICATION DETAILS

1.1 Site Description

The application site forms part of the rear garden of the existing property Robyrna. The existing property is a recently extended semi-detached property that sits on the junction between Berthon Road and Brynhyfryd Close. Robyrna faces Berthon Road, although the vehicular access was originally at the end of the garden where there is an existing detached single garage, the vehicle access taken from Brynhyfryd Close.

The western boundary with Brynhyfryd Close is an established hedgerow. The north boundary is formed by the single garage, there is a mix of boundary materials forming the existing common boundary with the adjoining property Freshfield.

There is a change in levels as the existing dwelling sits at a higher level to Berthon Road. The ground level rises from south to north. The application site has already been severed from the existing dwelling Robyrna, demarcated with a new close boarded boundary fence that forms the common boundary between the severed dwelling and the proposed plot.

The surrounding area is characterised by semi-detached dwellings on Brynhyfryd Close with a mix of terraced properties and detached properties on Berthon Road.

1.2 Value Added

Amendments submitted to address concerns raised with original proposal. Siting, window design, access and car parking have been changed.

1.3 Proposal Description

The application has been subject to significant amendments during this application. The original proposal sub-divided the site lengthways, running broadly north-south with the proposed new dwelling to run immediately alongside the severed dwelling fronting onto Berthon Road.

Amended plans were submitted, which sub-divides the existing plot across in an east-west direction. It is proposed to utilise the existing access at the end of the garden onto the hardstanding to serve the new dwelling, this leads to a proposed new single garage, alongside two tandem car parking spaces. Whilst a new access along Brynhyfryd Close is proposed to serve the severed dwelling with car parking spaces for three cars.

The footprint of the proposed dwelling is slightly staggered, the south west elevation facing Brynhyfryd Close is 8.4m, the north east elevation is slightly shorter stepped in and measures 7.6m, the depth of the dwelling measures 7.6m, there is a small lean-to on the north west elevation that runs along the side of the dwelling for 3.7m and projects out by 1.6m. The eaves height is 4.7m and ridge height is 7.5m. The proposed single garage measures 3m width and 6m depth and height to the flat roof is 2.8m.

The footprint of the dwelling has been set an angle, with the amenity space to the south of the site. There are no rear first floor habitable windows on the north east elevation facing Freshfield (the adjoining semi-detached property to Robyrna) the only first floor window is a bathroom window. The main aspect faces forward towards Brynhyfryd Close. There are first floor habitable windows on the south east elevation, the window serving bedroom 2 is an oriel window that has been angled so the outlook is one way, the main glazed unit faces west towards Brynhyfryd Close, a narrow pane which is obscure glazed faces east towards the garden of the neighbouring property.

There are no details of new boundaries proposed, other than retention of existing; part of the hedgerow has been removed to provide access to the severed property. The remaining section along the highway boundary framing the front garden of the new dwelling is retained hedgerow. The common boundary with the severed dwelling is already demarcated with a 2m high close boarded fence. the rear common boundary with the neighbouring property is unchanged, whilst the new garage forms the new boundary to the north.

External materials comprise:

1. Blue black cement fibre slates with angular ridge tiles
2. Black Upvc rainwater goods and fascias
3. Red clay facing brick plinth and band course
4. Painted render finish
5. Reconstituted stone heads and sub cills
6. Colour coated aluminium windows and doors

Ecological enhancement has been proposed with the provision of a bat and bird box.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2021/01780	Proposed alterations with 1st floor extension to side.	Approved	03.02.2022
DM/2021/01781	Proposed new build 3 bedroom detached dwelling with off street parking.	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S4 LDP Affordable Housing Provision
 S1 LDP The Spatial Distribution of New Housing Provision
 S13 LDP Landscape, Green Infrastructure and the Natural Environment
 S17 LDP Place Making and Design
 S6 LDP Retail Hierarchy

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
LC5 LDP Protection and Enhancement of Landscape Character
MV1 LDP Proposed Developments and Highway Considerations
DES1 LDP General Design Considerations
EP1 LDP Amenity and Environmental Protection
NE1 LDP Nature Conservation and Development
GI1 LDP Green Infrastructure

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 12

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Llanbadoc Community Council: Objects.

Llanbadoc Community Council retracts its approval of the previous design application and does not support the new application for a detached 3-bedroom property fronting on to Brynhyfryd Close.

All development should be of a high-quality sustainable design and respect the local character and distinctiveness of Monmouthshire's built, historic and natural environment. Development proposals will be required to:

(i) Ensure a safe, secure, pleasant and convenient environment that is accessible to all members of the community, supports the principles of community safety and encourages walking and cycling.

There is only one pathway on one side of Brynhyfryd Close, this would be compromised by a poor visibility-splay caused by the new vehicle entrance being sited too close to the existing junction with Berthon Road.

The applicant has already removed a section of hedgerow to access the garden of Robyrna from Brynhyfryd Close and it would appear put some drainage into what would become the parking area for this property, the entrance of which is too close to the junction of Berthon Road for safety.

(ii) Contribute towards sense of place whilst ensuring that the amount of development and its intensity is compatible with existing uses;

We consider the amended plans to be overdeveloped for the site. There is already a new fence line which separates the garden of Robyrna from the proposed site. The new proposal sites a three-bedroom property to the rear of the site at an angle off Brynhyfryd Close. The site slopes to the south. It is not in line or adjacent and does not coalesce to any other property in Brynhyfryd Close.

(iii) Respect the existing form, scale, siting, massing, materials and layout of its setting and any neighbouring quality buildings.

The proposed property is not sited in line with any existing properties. The footprint shown is too large for the site area. The incline of the site is not adequate for the property

(iv) Maintain reasonable levels of privacy and amenity of occupiers of neighbouring properties, where applicable.

The outlook from the rear of the existing property Robyrna would be compromised as their garden is being removed. This property is in the same ownership as the new proposal so we would not expect to see any comments in this regard.

(v) Respect built and natural views and panoramas where they include historical features and / or attractive or distinctive built environment or landscape.

Not applicable, this proposal is infill in a residential area.

(vi) Use building techniques, decoration, styles and lighting to enhance the appearance of the proposal having regard to texture, colour, pattern, durability and craftsmanship in the use of materials.

It is not clear from the new proposal what building techniques are to be used. There is no covering statement available. We would expect a new property of this nature to be climate responsive and of a resource efficient design.

(vii) incorporate and, where possible enhance existing features that are of historical, visual or nature conservation value and use the vernacular tradition where appropriate.

Not applicable, existing hedge to be retained

(viii) Include landscape proposals for new buildings and land uses in order that they integrate into their surroundings, considering the appearance of the existing landscape and its intrinsic character, as defined through the LANDMAP process.

The new proposal takes up nearly the whole of the land available and would have no outlook at all.

(ix) Landscaping should consider, and where appropriate retain, existing trees and hedgerows.

The existing hedge which it is proposed to be retained at the front of the new property is in a different ownership to the site. This may well be overbearing to the front of the proposed dwelling and could cause a neighbour dispute.

(x) Make the most efficient use of land compatible with the above criteria, including that the minimum net density of residential development should be 30 dwellings per hectare, subject to criterion I) below.

The Community Council were broadly in favour of the previous 2-bedroom design application fronting onto Berthon Road in line with the existing property but these new proposals are not in keeping with the existing properties and are in our opinion overdevelopment of a small site. We acknowledge there would be provision for further off-road parking but the proposal of a dropped

kerb so close to the existing junction would be detrimental to the safety of other road users and pedestrians, contrary to Policies MV1 and EP1 11.

(xi) Achieve climate responsive and resource efficient design. Consideration should be given to location, orientation, density, layout, built form and landscaping and to energy efficiency and the use of renewable energy, including materials and technology.

No updated information of this nature is given for the new proposal which appears to be out of line in both orientation and density to size of the plot.

(xii) foster inclusive design.

The new design does not appear to consider the concerns that are related to the development of Brynhyfryd Close, which have been documented by local residents. There is no provision for off-road parking for any of the existing properties who are obliged to park on Brynhyfryd Close. A proposal of this nature will only exacerbate the parking issue and the dropped kerb and new entrance for the existing property Robyrna will compromise an already narrow entrance to the existing properties and would almost certainly be a negative health and safety issue for all residents and visitors both on foot and in vehicles. Again, contrary to Policies MV1 and EP1.

(xiii) Ensure that existing residential areas characterized by high standards of privacy and spaciousness are protected from overdevelopment and insensitive or inappropriate infilling.

This new proposal is clearly overdevelopment, insensitive and inappropriate infilling.

Natural Resources Wales (NRW): No objection.

We have no objection to the proposed development as submitted and provide the following advice. We note the application site is within the catchment of the River Usk Special Area of Conservation (SAC). In line with our Advice to Planning Authorities for Planning Applications Affecting Nutrient Sensitive River Special Areas of Conservation (28 June 2024), under the Habitats Regulations, Planning Authorities must consider the impact of proposed developments on water quality within SAC river catchments. However, recognising the proposal intends to connect to the public foul sewer, which meets the screening criteria set out in our Advice, we are satisfied that there is unlikely to be a source of additional nutrients and/or a pathway for impacts. As such, in our opinion, it would be reasonable for your Authority to screen out this proposal as not likely to have a significant effect on the River Usk SAC in relation to nutrient inputs. The above advice is based on the comments from DCWW that the "WwTW has a phosphorus consent limit of 5 mg/l and is currently compliant with this consent limit " and that the additional flows generated by the proposal can be accommodated within the public sewerage system.

Dwr Cymru - Welsh Water: No objection subject to a condition.

We note that since our previous correspondence that a revised drawing/drainage strategy has been submitted that acknowledges our previous comments that outlines the application site is located in a foul only drainage network where the discharging of surface water into the public sewer would not be permitted. Therefore, the proposal has put forward discharging surface water via soakaways which is a welcomed approach. In light of this, as per our previous comments we request that a condition that prevents surface water from either directly or indirectly entering the public sewer network to prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment. In regard to foul water we have considered the impact of domestic foul flows generated by the proposed development and maintain the view that flows can be accommodated within the public sewerage system. There is no storm discharge limit included on the environmental permit (as reviewed by NRW as part of their Review of Permits exercise) for Little Mill WwTW, and as such we are not required to measure FPF (Flow Pass Forward). Therefore, we have no additional comments to make following our response dated 15.10.2024 (reference PLA0082839).

MCC Biodiversity : No objection subject to conditions.

The proposed dwelling is in the residential curtilage of an existing dwelling; the development will not affect protected or priority species or habitats and is not within a zone of influence to have an impact on protected sites. The biodiversity officer has no objection to the proposal.

Bird and bat boxes have been shown on the elevations of the building to provide net benefit for biodiversity. This is appropriate for the location. If you are minded to grant this permission they should be secured with a condition.

MCC Surface Water Drainage: No objection.

MCC Landscape: No objection subject to conditions.

The recent application DM/2021/01781 and the submitted documentation with regard to a proposed new build two-bedroom detached dwelling with off street parking has been reviewed from a Landscape, urban design and GI perspective. There is no objection to the application from a landscape and GI perspective. The provision of rainwater gardens is welcome to assist with surface water management. The proposal, from a landscape and GI perspective, will not have a significant detrimental impact on the character and appearance of the wider landscape, localised streetscape and provisions of Planning Policy Wales (Edition 12) and Policies S13, and DES1 of the Monmouthshire County Council Adopted Development Plan 2011-2021.

MCC Highways: No objection.

The application has been entirely redesigned by the rearrangement of the plots. Our previous concerns regarding Brynhyfryd Close still stand due to the existing lack of off-street parking, however, the new proposal now includes full parking provision for both the existing and proposed dwellings:

Three parking spaces and an area to manoeuvre for Robyrna via a new access point.

Two tandem spaces and a detached garage for the proposed dwelling

As both properties are now able to meet their parking requirements under the MCC Local Parking Standards, and given Robyrna did not previously have any formalised parking, this represents a reduction in on-street parking stress for the close. The addition of a single dwelling is not considered to represent a significant highway concern in terms of capacity or safety. We have no grounds for an objection.

5.2 Neighbour Notification

Seven representations have been received, points raised are summarised below:

Access into and out of the property. There are 2/3 vehicles always parked in the location of where this entrance is going, making it very difficult for everyone to get past, 90% of the time neighbour has to mount the kerb.

The whole area in question is overgrown and in a state of despair this new dwelling will improve the area.

The building works may cause a few issues with noise and parking.

Concern due to access, entry and egress from this proposed build, the amount of potential additional cars and the many safety issues this will cause for all residents and children.

Result in overcrowding and unsafe conditions - adding another property with potentially three additional vehicles will cause increasing strain on an already overcrowded close.

There is only one public path in and out of the close and it needs to be kept free.

Proposal will result in large work vehicles taking up the street/ blocking entrance and exit (as we all witnessed in previous build in the front property), materials for the property etc., in such a confined space.

The proposed house should be considered as part of Brynhyfryd Close rather than Berthon Road. Lack of space for another property and the negative impact on the space and the views from the rest of the houses in the close.

The amended scheme is clearly an overdevelopment of Robyrna which is insensitive to the current property, residents of Brynhyfryd Close along with the future residents/family at Robyrna in order to inappropriately infilling/ "shoehorn" a detached property into a very small/compact garden.

A number of vehicles park on the hill to the close, due to lack of off road parking. Residents and children within the close use the footpath in order to get and leave home on a daily basis. With the proposed new vehicle entrance for Robyrna, this is too close to the entrance of Brynhyfryd Close/Berthon Road. This is a safety concern for both pedestrians and vehicles entering the Close.

When the previous extension to Robyrna was undertaken, there were numerous issues with trade vehicles blocking access to the close and numerous vehicles mounting the pavement on a daily basis.

With reference to the proposed garage and parking spaces within the application, left hand side of the garage adjoins/butt up to land which is owned by two residents within the close - so consideration would need be given being on their private property with the demolishing of the existing garage. In addition, the garage and parking spaces should have already been completed by the owner - as this was approved within a previous application for Robyrna (DM/2021/01780), this has not been completed.

Overspill of parking onto the main road (A472) in a very dangerous location of a bend. There is no other parking available. The A472 being very narrow does incur heavy traffic flow and It is also compounded by large articulated HGVs reversing as they find that they cannot negotiate the nearby railway bridge due to height restriction often reversing into the close.

The site is presently serviced by old sewage facilities that have been in the past criticised as not being able to service any additional infrastructure.

Impact on nesting birds and wildlife that live in the area.

When the present owner of Robyrna used machinery for the removal of trees and hedges from the garden to plan for this new dwelling, it posed a logistical issue for people leaving the close to navigate around the plant machines and safety of pedestrians and vehicles was compromised. This will impact natural light to neighbour's property i.e. house, garden and outside leisure area. Junction onto Berthon Road has poor visibility. An additional dwelling would create additional traffic pulling out of an already unsafe junction.

Create noise and disturbance for neighbours.

Too dense - impact on amenity.

Due to limited space at Brynhyfryd visitors often try to use the Car Park at the Village Hall. When an event is held they are turned away as all spaces are required. This is a private facility it is not designed to support external development.

5.3 Other Representations

No further comments are received

5.4 Local Member Representations

Understands that the application is to be considered by Committee.

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

The application site is located within the Little Mill settlement boundary therefore the principle of new residential development is acceptable. The proposal also forms an infill site as it faces the highway and is bound on one side by existing dwellings, with a highway and dwelling on the other side. The application also triggers an affordable housing contribution. The proposal is acceptable in principle subject to detailed considerations that are addressed below.

6.2 Sustainability

The design maximises sunlight with ground floor habitable windows facing south leading onto the amenity space to the south.

6.2.1 Good Design

The application site is in a prominent location as it sits elevated to the highway with a potential adverse impact on the street scene. The dwelling has been set back from the highway, this stands alone along this section of the highway so there are no building lines to work to. The house is partly angled facing towards the T junction on Brynhyfryd Close; this coupled with the retention of the hedgerow along the front boundary will partly soften the massing of this built form when viewed from the highway.

The dwelling has a traditional form and design, the main roof is hipped, with a projecting gable, there are traditional features with the eaves overhang, the fenestration is simple and follows a simple size hierarchy between the ground and first floor. There are some contemporary design features with the provision of an oriel window to minimise overlooking and colour-coated aluminium windows and doors.

There are a mix of house types in the area; the immediate houses on Brynhyfryd Close are semi-detached properties with a mix of brick, render and brown concrete tiles, the severed dwelling is an older more traditional predominantly brick-faced dwelling with a grey slate roof, while a detached bungalow sits opposite the junction on Berthon Road finished in render and brown tiles. There is a clear mix of house types in this area and therefore the introduction of a detached dwelling with a slate roof, render finish with brick detailing and colour-coated aluminium windows will not appear out of context in this area.

The frontage of the development is partly softened with the retention of part of the existing hedgerow. This, coupled with the provision of soft landscaping involving the planting of hedgerow and additional trees in a managed landscape scheme, will help to assimilate the development into the surrounding area. Landscape conditions are required to cover this.

Regarding scale of the dwelling, the proposed eaves and ridge height is 4.7m and 7.5m respectively, this is not significantly different to the height on the severed dwelling which measures approximately 4.6m eaves and 7.4m ridge. The ground does rise from the severed property to the application site so it is important that the finishing ground levels are controlled, subject to this condition the proposed will not appear unduly high in this context.

The scale of the plot has been raised as a concern with the neighbours, with reference to the development being inappropriate and too large for the plot. The surrounding neighbouring plot sizes like the house types in this area are varied. The plot size of the severed dwelling and the new dwelling is not dissimilar to other plots within the immediate area, and as a result does not appear incongruous within this context.

There remains more than sufficient separating space between the severed dwelling and the new dwelling. Part of Brynhyfryd Close separates the side of the proposed garage from the closest neighbouring property to the north with more than sufficient separating space. This, coupled with the change in site levels with the neighbouring properties (that are situated at a higher level to this application site), ensures the proposal sits comfortably in the overall street setting, and does not appear out of place in this context when viewed from surrounding vantage points. It would not appear as 'over development' or 'shoe horned' in. The design, scale and form of the proposed dwelling respond to the site characteristics and comply with the relevant design policies that apply.

6.2.3 Green Infrastructure

Chapter 6 of Planning Policy Wales (PPW) 12 highlights that a Green Infrastructure (GI) statement should be submitted with all planning applications and will be proportionate to the scale and nature of the development. The statement which will need to be informed by a GI assessment of the site will describe how green infrastructure will be incorporated into the proposal and how the step wise approach to protecting biodiversity, habitats and GI onsite will be managed. A step wise approach considers what impacts may occur as a result of development activity to any identified biodiversity, habitats and green infrastructure assets and networks that may be present on or bounding a site. The approach then seeks to manage any harm that may occur by (a) avoiding (b) minimising (c) Mitigate / Restore.

The proposed development would necessitate the removal of amenity grassland and some hedgerow to facilitate access to the severed dwelling, although the partial mixed hedgerow boundary to the rear is being retained alongside the existing hedgerow along the front boundary. A retention condition to secure this planting is proposed, alongside conditions to secure a landscaping scheme with a maintenance schedule to ensure that the small amount of GI that would be lost is replaced and enhanced with a comprehensive landscaping scheme. The proposal complies with relevant planning policy in this case.

6.3 Landscape

The block plan indicates the retention of hedges on site apart from the removal of the small section of hedgerow to facilitate access to the severed dwelling. Additional landscaping will need to be secured through the bolstering of boundaries that will help to assimilate the development into the surrounding area softening the proposal from wider vantage points.

Planning conditions are required to secure the retention and implementation of this landscaping and subject to this the development complies with relevant planning policy.

6.4 Biodiversity

6.4.2 PPW 12 sets out that the planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. It is clear that planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced wellbeing.

6.4.3 MCC Ecology have confirmed that the proposed dwelling is in the residential curtilage of an existing dwelling; the development will not affect protected or priority species or habitats and is not within a zone of influence to have an impact on protected sites. The Biodiversity Officer has no objection to the proposal.

Bird and bat boxes have been shown on the elevations of the building to provide net benefit for biodiversity. This approach is appropriate for the location. This is to be secured by planning condition. The proposal complies with relevant planning policy.

6.4.4 Under the Conservation of Habitats and Species Regulations 2017 it is necessary to consider whether the development should be subject to a Habitat Regulations Assessment. This is in particular reference to the impact of increased concentrations of Phosphates on designated SAC's. NRW has set new phosphate standards for the riverine SAC's of the Wye and Usk and their catchment areas. Development that may increase the concentration of phosphates levels will be subject to appropriate assessment and HRA.

6.4.5 This application has been screened and will not have a detrimental impact on a protected SAC.

6.5 Impact on Amenity

The proposed dwelling is bound by two properties, Robyrna and Freshfield. Robyrna, the severed dwelling is broadly to the south of the application site, whilst the proposed house backs onto the rear garden of the neighbouring property Freshfield. These are the dwellings that are potentially impacted by this proposal.

(The dwellings to the west and north are separated by the highway Brynhyfryd Close and changes in site levels. There are no adverse impacts upon these properties)

In the case of the severed dwelling, the house has been angled so that the proposed house does not sit immediately within the rear aspect of Robyrna, a small part of the rear elevation will come into this immediate viewing space, but this will be only a small part of the built form, separated by a distance of over 20m from the rear bedroom window of Robyrna (taken as a straight line from the first floor window to the closest point of the proposed dwelling). There is no over-dominating impact that arises in this case. There are two first floor habitable windows proposed on the south-

east elevation; the window serving bedroom one (due to the positioning of the dwelling to the side only) immediately overlooks the access and car parking area to the side of Robyrna which is visible from the wider public domain. The window serving bedroom two is an oriel window that is directed with the main viewpoint acutely angled to the south-east across the same parking area that bedroom one overlooks; the other direction is towards the garden of Freshfield, this narrow pane is obscure glazed with no viewpoint being achieved. There is no overlooking arising from this window.

There is potentially an issue from the first floor bedroom window of Robyrna overlooking into the private amenity space of the proposed new dwelling; the separating distance is approximately 10m to the boundary fence, this is a satisfactory separating distance that does not compromise the neighbour amenity of future occupiers of the proposed dwelling and accords with the Council's infill supplementary planning guidance.

The proposed dwelling backs onto the common boundary with the rear garden of Freshfield. There are no first floor overlooking windows in the proposed dwelling. The only potential issue is from an over dominating impact. As the proposed dwelling is angled away from the common boundary, the proposed footprint sits in closest proximity at 1.6m from the boundary, which is the furthest point away from the neighbouring property and 5m at the closest point. However, this is still set approximately 13m down the garden away from the back of the neighbour's house; there is also intervening vegetation, but this will need to be strengthened (subject to a landscaping scheme). Given that the dwelling is approximately 7.3m in width with a hipped roof that reduces the mass of the built form, combined with the siting further along the garden (away from the immediate amenity space at the rear of Freshfield) and together with a strong boundary treatment (subject to landscaping conditions) the proposal would not have a significant adverse impact upon neighbour amenity in this case.

Finally, concern has been raised by neighbours regarding impact on light. The siting of the dwelling to the north of the severed dwelling prevents there from being any impact on sunlight, whilst the change in levels enables the future occupiers to enjoy direct sunlight from the proposed patio/amenity area. The difference in levels and separating distance prevents there from being any neighbour impact on sunlight or daylight.

There is no adverse impact upon residential amenity, and the proposal complies with relevant planning policy.

6.6 Transport

6.6.3 Access / Highway Safety

Vehicular access to the site will be served by the existing driveway entrance serving the severed dwelling.

The severed property Robyrna is served by a new access from Brynhyfryd Close with a proposed driveway that provides three car parking spaces to the side of the property.

The application has been entirely redesigned by the rearrangement of the plots. This addressed the existing lack of off-street parking. The new proposal now includes full parking provision for both the existing and proposed dwellings. There would be three parking spaces and an area to manoeuvre for Robyrna via a new access point. There would be two tandem spaces and a detached garage for the proposed dwelling.

Highways have confirmed that as both properties are now able to meet their parking requirements under the MCC Local Parking Standards, and given Robyrna did not previously have any formalised parking, this represents a reduction in on-street parking stress for the close and therefore an improvement to the existing situation. It is concluded that the addition of a single dwelling is not considered to represent a significant highway concern in terms of capacity or safety.

Neighbours have raised concern regarding construction traffic, with main issues relating to access and unloading of materials. A pre-commencement condition requiring the submission of Construction Traffic Management Plan is recommended to be imposed to cover this issue. The proposal is considered to comply with relevant planning policy.

6.7 Affordable Housing

If the capacity of the development site is below the threshold of five dwellings then a financial contribution towards affordable housing in the local planning authority area will be required. Applications relating to infill developments should also refer to the Infill Development Supplementary Planning Guidance. The required Commuted Sum (CS) Rate financial contribution is calculated by using the rates below for each area of Monmouthshire and the internal floor space of the dwelling(s) in m². The figure of 58% is the proportion that the landowner/developer would fund were the units to be delivered on site.

Floor area is 60 square metres. CSM is £120

Formula: Financial Contribution = Internal Floor Area (m²) x CS Rate x 58% Commuted Sum Rates Rural =

$60 \times 120 \times 0.58 = £4,176$

This needs to be secured as part of a legal agreement.

6.8 Flooding

There are no flooding implications regarding this proposal.

6.9 Drainage

6.9.1 Foul Drainage

The application proposes to connect to mains drains. Welsh Water has confirmed that there is sufficient hydraulic capacity in the public sewerage network for the domestic foul flows only from the development. NRW have confirmed that this proposal is not likely to have a significant effect on the River Usk SAC in relation to nutrient inputs. The proposal has been screened out and is acceptable.

6.9.2 Surface Water Drainage

The proposal will require SAB approval, although for the purposes of this application, a means of surface water discharge has been demonstrated. The application includes a detailed surface water drainage strategy concluding that surface water can be discharged by infiltration. Notwithstanding the above, a condition preventing surface water discharging to the public sewerage network is required.

6.10 Planning Obligations

This would entail an Affordable Housing contribution of £4,176.

6.11 Response to the Representations of Third Parties and/or Community/Town Council

6.11.1 There have been neighbour objections submitted. The issue of privacy and light has been addressed under Para 6.5 'Impact upon Amenity'.

The concerns raised by neighbours regarding access and parking is covered under section 6.6. Issues regarding noise disturbance during construction would be mitigated by the Construction Traffic Management Plan condition.

The address reference to Berthon Road as opposed to Brynhyfryd Close has been questioned. The application reference is Robyrna which is the severed dwelling and this address is Berthon Road. The consultation process and assessment has been taken on where the dwelling is sited which is in the rear garden of the severed property with access from Brynhyfryd Close.

Full consultation via a site notice and notification by letters to adjoining neighbours has been undertaken.

There is concern raised with ownership boundaries as the existing garage to be demolished abuts land in private ownership. This is a legal matter and not addressed as part of this application.

6.12 Well-Being of Future Generations (Wales) Act 2015

6.12.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.13 Conclusion

6.13.1 The design, scale and form of the dwelling work with the site constraints. The proposed dwelling sits comfortably on the plot with a satisfactory amenity area proposed for both the new dwelling and the severed property. The new design is well considered with carefully blended materials that creates a modest and well-designed addition to this area without competing with the severed dwelling and representing an over-development in this case. The detailed issues of access, parking, amenity and drainage, amongst other issues, are all addressed and are acceptable. The proposed development, subject to appropriate conditions being imposed, complies with planning policy and is recommended for approval accordingly.

7.0 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following:

S106 Heads of Terms

Affordable housing contribution of £4,176.

If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

Conditions:

1 This development shall be begun within 5 years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.
REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 Prior to the commencement of development full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
Soft landscape details shall include: means of protection, planting plan, specifications including species, size, density and number, cultivation and other operations associated with planting and seeding establishment.
REASON: In the interests of visual and landscape amenity; in accordance with Policies DES1 & LC1/5 of the Local Development Plan

4 Ecological enhancements shall be provided as shown on the approved plan "Proposed Elevation. Proposed New Dwelling at Robyrna. Buckle Chamberlain Partnership. 1745[PL]03". Evidence of implementation of measures to achieve net benefit for biodiversity must be provided to the LPA no more than three months later than the first beneficial use of the development. Ecological enhancements shall be retained, managed and replaced as necessary to provide net benefit in perpetuity.
REASON: To maintain and enhance ecology on the site as required by the Environment (Wales) Act 2016, Planning Policy Wales and LDP Policy NE1

5 A schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved by the Local Planning Authority prior to works commencing and shall include details of the arrangements for its implementation. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
REASON: To ensure the provision of amenity afforded by the proper maintenance of existing and / or new landscape features.

6 Prior to any works commencing on site a Construction Traffic Management Plan (CTMP) shall be submitted to and approved by the local planning authority, the CTMP shall take into account the specific environmental and physical constraints of the adjoining highway network. The CTMP shall include traffic management measures, hours of working, measures to control dust, noise and related nuisances, measures to protect adjoining user from construction works, provision for the unloading and loading of construction materials and waste within the curtilage of the site, the parking of all associated construction vehicles. The development shall be carried out in accordance with the approved CTMP.
REASON: To ensure a satisfactory form of development in accordance with LDP policy EP1 and MV1

7 No development shall commence until details of existing ground levels and proposed finished ground and floor levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
REASON: To ensure a satisfactory form of development in compliance with Policy H2 of the Local Development Plan.

8 No development shall commence until details of the boundary materials have been submitted to and approved in writing by, the Local Planning Authority. Walls and fences shall be erected before the dwelling is completed or occupied whichever is the earlier and retained in perpetuity.
REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.

9 Before the approved development is first occupied the access shall be constructed in accordance with the approved plan.
REASON: To ensure the access is constructed in the interests of highway safety and to ensure compliance with LDP Policy MV1.

10 None of the existing trees, shrubs and hedges on the site shall be felled, lopped or topped (excluding regular trimming of hedges) uprooted or wilfully damaged. If any of these trees, shrubs or hedges are removed, or if any die or are severely damaged, they shall be replaced with others of such species, number and size and in a position to be agreed in writing with the Local Planning Authority. Any lopping or topping which may prove necessary shall be carried out in accordance with a scheme previously approved in writing by the Local Planning Authority.
REASON: To protect valuable tree or other landscape features on the site in the interest of preserving the character and appearance of the visual amenities of the area in accordance with Policy LDP GI1

11 Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A B C D E F & H of the Town and Country Planning (General Permitted Development)(Amendment)(Wales) Order 2013 (or any Order revoking and re-enacting that Order with or without modification) no enlargements, improvements or other alterations to the dwellinghouse or any outbuildings shall be erected or constructed.
REASON: To safeguard the character and appearance of the surrounding area and to protect local residential amenity

12 The singular pane facing north-east on the first floor oriel window on the south east elevation (looking towards the neighbouring property Freshfield) shall be obscure glazed to a level equivalent to Pilkington scale of obscurity level 3 and maintained thus thereafter in perpetuity.
REASON: To protect local residential amenity and to ensure compliance with LDP Policies DES1 and EP1

13 All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and ensure the provision afforded by appropriate Landscape Design and Green Infrastructure LC5, DES 1, S13, and GI 1 and NE1.

14 No surface water and/or land drainage from the development hereby approved shall drain directly or indirectly to the public sewerage system.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

INFORMATIVES

1 All birds are protected by the Wildlife and Countryside Act 1981. The protection also covers their nests and eggs. To avoid breaking the law, do not carry out work on trees, hedgerows or buildings where birds are nesting. The nesting season for most birds is between March and September.

2 As of 7th January 2019, all construction work in Wales with drainage implications, of 100m² or more, is now required to have Sustainable Drainage Systems (SuDS) to manage on-site surface water (whether they require planning permission or not). These SuDS must be designed and constructed in accordance with the Welsh Government Standards for Sustainable Drainage.

The SuDS Approving Body (SAB) is a service delivered by the Local Authority to ensure that drainage proposals for all new developments of at least 2 properties OR over 100m² of construction area are fit for purpose, designed and built in accordance with the National Standards for Sustainable Drainage published by Welsh Ministers.

If you are in any doubt as to whether you require SAB approval, please contact:

SAB@monmouthshire.gov.uk

For advice regarding the application process and general enquiries - 01495 768306

For technical advice regarding your SuDS design and meeting the National Standards - 01633 644730

Application Number: DM/2025/01047

Proposal: Seeking permission for a change of use from use class C3 residential use to use class C4 to use as a house in multiple occupation
No development is proposed, only refurbishment within the existing property

Address: 9 Park Crescent, Abergavenny, Monmouthshire NP7 5TH

Applicant: Miss Rachel Fry

Plans: Location Plan, Floor Plans - Existing (23)101, Elevations - Existing (23)110, Site Plan (23)190, Floor Plans - Proposed (23)200 - C, Floor Plans Proposed (23)201, Elevations - Proposed (23)210, Floor Plans - Existing 23 100 - A,

RECOMMENDATION: Approve

Case Officer: Kate Young Date
Valid: 02.09.2025

This application is presented to Planning Committee as the applicant is MCC Housing Department and also letters of objection have been received from two neighbouring properties

1.0 APPLICATION DETAILS

1.1 Site Description

No 9 Park Crescent is a vacant residential dwelling located on a corner plot. It is set back from the road and slightly elevated. There is an existing access driveway and some outbuildings. The garden area is overgrown but does contain some mature trees. The property is located within the Abergavenny Development Boundary and an Archaeologically Sensitive Area. Under the Flood Maps for Planning part of the site has been defined as in Zone 2 for Surface Water. The site is within the Phosphorus sensitive area for the River Usk Catchment.

1.2 Proposal Description

Full planning permission is sought for the change of the use of the property from a residential dwelling (C3 Use) to a house in multiple occupation (C4 use). No new development to the dwelling is proposed, only refurbishment within the existing property. The proposal would involve demolition of the timber conservatory, shed and garage. The windows and doors would be replaced. The retaining wall and concrete path would be removed. Following the renovations the property would contain a kitchen/diner, two bathrooms, living room and four bedrooms. There would also be two off-road car parking spaces, cycle storage and a bin store. One tree adjacent to the existing access drive will be removed to facilitate a wider entrance and creation of new parking spaces. A new pedestrian path will be provided leading to the front door. The proposal includes improvements to the existing hedge as well as some additional planting.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
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DM/2025/01047	Seeking permission for a change of use from class 3 residential use to Class 4 to use as a house of multiple occupation. No development is proposed, only refurbishment within the existing property.	Pending Determination	
DC/2017/00519	Garage with hobby room above.	Approved	30.06.2017
DC/2000/00138	Change Of Use (Old Railway Line To Garden Area).	Approved	30.03.2000
DC/1995/00060	Extension To Existing.	Approved	23.03.1995
DC/2017/01469	Renew statutory condition (DC/2014/00550) that applies under the Town & Country Planning Act 1990, to extend permission for a further 3 years, to expire 9th January 2021.	Approved	13.02.2018
DC/2006/00223	Demolition of bungalow and erection of 6 new houses	Refused	10.01.2007
DC/2014/00550	Development of site for housing.	Approved	09.01.2015

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S12 LDP Efficient Resource Use and Flood Risk
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

H9 LDP Flat Conversions
SD3 LDP Flood Risk
SD4 LDP Sustainable Drainage
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection

Supplementary Planning Guidance

Monmouthshire Parking Standards (January 2013)

[http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan\[1\]2013.pdf](http://www.monmouthshire.gov.uk/app/uploads/2015/07/Mon-CC-Parking-Standards-SPG-Jan[1]2013.pdf)

4.0 NATIONAL PLANNING POLICY

Future Wales - the national plan 2040

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

Planning Policy Wales (PPW) Edition 12

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Abergavenny Town Council - Recommend approval.

Highways - No objection.

Dwr Cymru - Welsh Water - No objection subject to conditions.

MCC Ecology – No objection subject to conditions.

MCC SAB – No objection.

5.2 Neighbour Notification

Two letters received, raising the following issues:

Potential overcrowding, (impact on sewers /noise etc.)

Lack of fire safety

Anti-social behaviour

Poor sanitation

Negative impact on the street

Inadequate parking.

5.3 Local Member Representations

None.

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

6.0 EVALUATION

6.1 Principle of Development

This is an existing residential property within the Abergavenny Development Boundary. MCC has no specific policies relating to HMOs, but Policy H9 - Flat Conversion could be used as a guiding principle. Policy H9 of the LDP states that the conversion of properties into flats within town development boundaries will be permitted provided that the development:

- a) will not adversely affect the particular qualities of the street or area where the proposed conversion is located;*
- b) will not adversely affect the particular qualities of the buildings, particularly where they make a positive contribution to the character of Conservation Areas;*
- c) provides reasonable levels of amenity and privacy of adjacent properties through careful consideration of the positioning of entrances and fire escapes, and noise transmission issues; and*
- d) ensures that car parking and service requirements are met in a manner which preserves the character and appearance of the area and do not have an adverse impact on highway safety or cause traffic congestion.*

In this case the building has no particular architectural merit. The demolition of the existing outbuildings is welcome as it represents a visual improvement. The rear conservatory is not visible within the street scene and its loss will have no impact. The renovations and alterations to the fenestration and the doors will be a welcome improvement. The proposals will improve the street scene and the appearance of the property itself. The site is not located within a Conservation Area. The proposal therefore accords with the objectives of Policy H9 of the LDP. It is considered that the principle of the property being used as an HMO is considered to be acceptable.

6.2 Sustainability

The site is located within an established residential area. There is a convenience store on the opposite side of the road. Residents of the property could also walk or cycle to all of the facilities in Abergavenny Town Centre. The property is considered to be in a sustainable location with ease of access to all amenities including public transport.

The Local Development Plan and PPW 12 encourages sustainable development. The proposal accords with a key objective of PPW12 providing residential accommodation in a sustainable location.

6.3 Good Design and Place Making

Policy DES1 of the LDP requires that the dwelling contribute to a sense of place while its intensity is compatible with existing uses. The proposal will have no detrimental impact on the appearance of the area; there are only minor external alterations required to the property. The change of uses will have no impact on the design of the existing building, it will retain the building's presence and not alter the street scene. The design of the proposal is respectful of the prevailing character of the area and contribute towards a sense of place. The proposal therefore accords with the objectives of Policy DES1 of the LDP.

6.4 Biodiversity/Green Infrastructure and Landscape

Net Benefit for Biodiversity

Planning Policy Wales (PPW) 12 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.3 refers). This policy and subsequent policies in Chapter 6 of PPW 12 respond to the Section 6 Duty of the Environment (Wales) Act 2016.

In this case a bird nesting box is to be provided on the land to the rear of the property. In addition to this a new tree will be planted, and well as enhanced hedge planting. This is considered to be proportionate to the scale of the proposals and is sufficient to achieve net benefit for biodiversity. A condition is recommended to secure evidence of net benefit for biodiversity. A GI statement was submitted as part of the application and is acceptable.

6.5 Impact on Amenity

This part of Abergavenny is predominantly residential although there is a convenience store on the opposite side of the road. The proposal does not involve any extension to the property or any additional windows. The change of use from dwelling house to a HMO would not result in additional overlooking or disturbance. Residential amenity for the occupiers of the neighbouring property would not be adversely affected. The HMO will be used as a residential property, not unlike the surrounding residential properties. The proposal accords with the objectives of Policy EP1 of the LDP as it does have regard to the privacy, amenity and health of the occupiers of neighbouring properties.

6.6 Highways

The site is located off 9 Park Crescent Abergavenny which is a classified highway recorded as the R13. Park Crescent is subject to a 20mph speed limit.

The existing dwelling has an existing vehicular access, driveway and garage at the south west corner of the site directly onto Park Crescent. The vehicle access is to remain in its current location, however it is proposed to widen the access and remove the garage to provide parking for 2no. vehicles side by side.

For a standard 4-bedroom single family dwelling, the car parking requirements within the MCC Parking Standards would be one car parking space per bedroom per dwelling with a maximum of three car parking spaces per dwelling, therefore the requirement is three car parking spaces. However, the Highway Authority considers that a house in multiple occupancy is not dissimilar to a development of self-contained flats and therefore we would normally apply the same parking standards of one car parking space per bedroom within the dwelling.

Notwithstanding this, the Highway Authority acknowledges the site's location within Abergavenny and its proximity to the town centre. It is considered to be in a sustainable location with ease of access to all amenities including public transport hubs such as a bus and train station. Therefore, three car parking spaces are considered to be provided in accordance with the MCC Standards for a single-family dwelling for the proposed four-bedroom house of multiple occupation. Whilst only two car parking spaces are shown on the drawing, there is space within the site to park a third vehicle. In addition to the car parking provision, it is acknowledged that there is cycle storage proposed to encourage the use of non-motorised transport.

Considering the above comments, the Highway Authority has no basis to object to the application. The proposed development would be delivered in accordance with the approved plans.

In respect of the widening of the driveway the existing footway vehicle crossing is also required to be widened by extending the dropped kerbs.

The proposal is considered to accord with the objectives of Policy MV1 of the LDP in providing adequate on-site parking.

6.7 Active Travel

With regards to active travel, the applicants are proposing install bike storage on the site. There is currently no policy requirement within either a local and national context for such provision, therefore this is welcomed and would assist future users to achieve a modal shift away from reliance of the private motor vehicle. As noted in the sections above, the site is sustainably located and in close proximity, either via walking or cycling, to a large number of amenities and facilities.

6.8 Drainage

The proposed development site is located in the catchment of a public sewerage system which drains to Llanfoist (Abergavenny) Wastewater Treatment Works (WwTWs) and ultimately discharges to a river Special Area of Conservation (SAC). It is noted that this WwTWs has a phosphorus consent limit and is currently compliant with the 95% quartile for its flow passed forward (FPF) performance and final effluent permits. In addition, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be

accommodated within the immediate public sewerage system.

The foul water discharges to mains drainage and there will be no material increase in discharge as a result of this change of use. Welsh Water have suggested a condition that no additional surface water shall be discharged to a public sewer.

Rates of surface water flow will remain unchanged because of this change of use and SAB approval will not be required.

Flooding

Part of the site is designated as a Zone 2 for surface water flooding, identified in the Flood Maps for Planning. No objection is offered by the Council's SAB Officer. At the advice of the SAB Officer and on a precautionary basis, ground (garden) levels are to be reduced on the south-eastern side of the dwelling (approx. 200mm) and that a constant fall is created towards the south. This would allow any surface water flows which do occur to pass the dwelling without causing internal flooding.

6.9 Response to the Representations of Third Parties

Letters of objection have been received from two addresses. There is concern about overcrowding and the impact this will have on the sewers. As a house in multiple occupation there is no indication that it would be occupied by more people than the existing C3 residential use. Welsh Water has considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the immediate public sewerage system. The Housing Provider will need to comply with the required fire and safety regulations, separate to the planning process. Planning officers consider that the alterations will enhance the street scene and not have a negative impact. The vehicle access is to be retained in its current position but will be widened, the garage will be demolished and two car parking spaces will be provided. Given the sustainable location of the site within walking distance to the town centre and the typical low car ownership of people occupying such HMO's the parking provision is considered adequate by the Highway Authority. There is no reason why anti-social behaviour should occur with the HMO, and much would depend on the management of the property by the local authority Housing Team.

6.10 Well-Being of Future Generations (Wales) Act 2015

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.11 Conclusion

The application relates to an existing residential property within the Abergavenny Development Boundary. The property occupies a sustainable location within walking distance of the town centre. The minor alterations to the dwelling will improve both the street scene and the appearance of the property itself in accord with Policy DES1 of the LDP. The proposal accords with the objectives of Policy H9 in terms of residential amenity, impact on the street scene and parking provision. Biodiversity net benefit would be provided. Residential amenity and privacy is maintained in accordance with Policy EP1. The Highway Authority offers no objection and considers that adequate parking is being provided meeting the objectives of Policy MV1. Bike storage will be provided on site.

Having regard to the policy context above, the proposal is considered acceptable and planning permission is recommended subject to conditions.

7.0 RECOMMENDATION: APPROVE

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

4 The biodiversity net benefit feature shown on the Proposed Ground Floor Plan No. 4331 (23) 200 C shall be implemented in full within 3 months of the date of this approval and shall be retained as such in perpetuity.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 12, the Environment (Wales) Act 2016 and LDP Policy NE1

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List of Appeals received April to September 2025

APPLICATION NUMBER	ADDRESS	DESCRIPTION	APPEAL TYPE	APPEAL PROCEDURE
E22/332A	Land At Puddingstone Wood, Incline Road, Upper Redbrook, Redbrook	Appeal against Enforcement Notice	Enforcement Notice - Material COU	Informal Hearing
DM/2023/01200	The Old Forge, The Old Smithy, Main Road, Portskewett NP26 5SG	Change of use of the existing log cabin to a mixed use (residential/tourism).	Appeal against Refusal	Written Reps
DM/2024/01468	Forge Cottage, B4233 The Hendre, The Hendre NP25 5HG	LBC - Alterations and extension to rear of existing dwelling.	Appeal against Refusal	Written Reps
DM/2024/01467	Forge Cottage, B4233 The Hendre, The Hendre NP25 5HG	Alterations and Extension to rear of existing dwelling.	Appeal against Refusal	Written Reps
DM/2023/01123	Land At Cobbs Tump, Duffields Lane, Upper Redbrook Redbrook Monmouth NP25 4LU	Proposed new dwelling house incorporating garage.	Appeal against Non Determination	Written Reps
DM/2024/01464	Larkfield Petrol Filling Station, Newport Road, Chepstow NP16 5YS	Erection of a D6 small format advertisement display.	Appeal against Refusal	Written Reps
DM/2024/01510	North Barn, Whitehouse Farm, Llanvair Grange Road, Llanfair Kilgeddin NP7 9BB	New single storey rear lean-to oak framed extension and new opening providing access from Kitchen into extension. Internal alterations to provide open plan living space. (See con-current LBC DM/2024/01510).	Appeal against Refusal	Written Reps
E22/332B	Land At Puddingstone Wood, Incline Road, Upper Redbrook, Redbrook	Appeal against Enforcement Notice	Enforcement Notice - Material COU	Informal Hearing

List of Appeals received April to September 2025

DM/2024/01511	North Barn, Whitehouse Farm, Llanfair Grange Road, Llanfair Kilgeddin NP7 9BB	LBC - New single storey rear lean-to oak framed extension and new opening providing access from Kitchen into extension. Internal alterations to provide open plan living space. (See con-current planning DM/2024/01510).	Appeal against Refusal	Written Reps
DM/2022/00736	Little Bank, 8 Porthycarne Street, Usk NP15 1RY	Two Air Source Heat Pumps, installation of a window to the north west and a sky light	Appeal against Non Determination	Written Reps
E24/150	Land At Severn Bridge Industrial Estate, Pill Row, Caldicot, Monmouthshire	Appeal against Enforcement Notice	Enforcement Notice - Operational Development	Written Reps
E23/379	8 Woolpitch Wood, Bayfield, Chepstow NP16 6DW	Appeal against Enforcement Notice	Enforcement Notice - Operational Development	Written Reps
E23/187	Millers Arms Pub, Mathern Road, Mathern, Monmouthshire NP16 6JD	Appeal against Enforcement Notice	Enforcement Notice - Operational Development	Written Reps
DM/2023/01045	Proposed Wind Turbine, Land South East Of Tesco Distribution, Steelworks Access Road, A4810, Magor, Monmouthshire	For a single wind turbine, including access track, crane pad and associated infrastructure.	Appeal against Refusal	Written Reps
DM/2022/00419	Little Bank, 8 Porthycarne Street, Usk, Monmouthshire NP15 1RY	(Amended): Replacement Truss, window boxes, stair removal and re-location. Movement of all upper floors partitions and wall coverings. roof infill link structure, amenity space balcony. Air Source Heat Pump	Appeal against Refusal	Written Reps